

PETITION FOR ZONING VARIANCE 85-84-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1.202, 2 c.l. (203.1) to permit a front yard set back of 18' instead of the required average of 23'.

of the Zoning Regulations of Baltimore County, by the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Addition to side of house. 18' frontal setback is requested because addition is to be even with existing back wall of house. We don't want to come back past existing wall. There is also a pool which would have to be moved.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature

Legal Owner(s):
Cesar V. Santoro Eugene L. Hall
(Type or Print Name)
Signature

Address
City and State

Jane L. Santoro Elmore J. Hall
(Type or Print Name)
Signature

Address
City and State

Jane L. Santoro Elmore J. Hall
(Type or Print Name)
Signature

Attorney for Petitioner:
(Type or Print Name)
Address
City and State

367 Stillwater Rd. 21221
Address
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Jane L. Santoro 391-2530
Name

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Jane L. Santoro 391-2530
Name

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of July, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of September, 1984, at 2:30 o'clock P.M.

Call John
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE

PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: September 5, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition Nos. 85-70-A, 85-74-A, 85-75-A, 85-76-A, 85-77-A, 85-80-A, 85-81-A, and 85-85-A
SUBJECT: 85-76-A, 85-77-A, 85-80-A, 85-81-A, and 85-85-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 18, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Mr. & Mrs. Cesar V. Santoro
367 Stillwater Road
Baltimore, Maryland 21221

RE: Case No. 85-84-A (Item No. 17)
Petitioner - Cesar V. Santoro, et al
Variance Petition

Dear Mr. & Mrs. Santoro:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

August 24, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #17 (1984-1985)
Property Owner: Cesar V. Santoro, et al
S/S Stillwater Rd. 216' W. from centerline
Mace Ave.
Acres: 50 x 144.5
District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Public facilities are not involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Very truly yours,

Charles S. Edgson, P.E., Asst. Chief
Bureau of Public Services

GSB:EAM:FWR:ss

I-SW Key Sheet
6 NE 26 & 27 F.S. Sheets
42 2 G Topo
97 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-2211
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

8-3-84

Re: Zoning Advisory Meeting of 7-31-84
Item #17 Owner: Cesar V. Santoro, et al
Location: S/S Stillwater Rd.
W. of Mace Ave.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping should be provided on this site and shown on the plan.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments: [blank]

Eugene A. Bober
Chief, Current Planning and Development

cc: James Howell

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550
STEPHEN C. COLLINS
DIRECTOR

July 27, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 9, 17, 18, 19, and 21 ZAC-Meeting of July 31, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 9, 17, 18, 19, and 21.

Michael S. Plante
Traffic Engineering Assoc. II

MSF/cdm

APR 3 1985

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~be~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of September, 1984, that the Petition for Variance(s) to permit a front yard setback of 18 feet in lieu of the required average of 23 feet for the expressed purpose of constructing an addition, in accordance with the site plan submitted, is GRANTED, from and after the date of this Order.

Jan M. Jung
Deputy Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
TOWSON, MARYLAND 21204
494-4500

PAUL H. REMKE
CHIEF

August 14, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Caesar V. Santoro, et al

Location: S/S Stillwater Road 216' W. from c/l Mace Avenue

Item No.: 17 Zoning Agency Meeting of July 31, 1984

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at XXXXXX

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY James M. Jung Noted and Approved: James M. Jung
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mc/cm



BALTIMORE COUNTY
TOWSON, MARYLAND 21204
494-3000

TO ZALSKI JR.

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #17 Zoning Advisory Committee Meeting are as follows:

Property Owner: Caesar V. Santoro, et al
Location: S/S Stillwater Road 216' W. from c/l Mace Avenue
Existing Zoning: R-5
Proposed Zoning: Variance to permit a front yard setback of 18' in lieu of the required 23'.

Address: 50 x 144.5
District: 15th.

The items checked below are applicable:

(X) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 XXXXXX

(X) A building/ XXXXXX other XXXXXX shall be required before beginning construction.

(X) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0" for commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 101, line 2, Section 107 and Table 102, also Section 291.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s XXXXXX.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

(X) Comments - Additions over 600 square feet in area or more than one story require construction plans drawn to scale, showing necessary construction data to satisfy Code.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Service) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burrows
Charles E. Burrows, Chief
Plans Review

CEB:ee

August 28, 1984

Mr. Jane L. Santoro
367 Stillwater Road
Baltimore, Maryland 21221

NOTICE OF HEARING

Re: Petition for Variance
S/S Stillwater Rd., 216 ft. West of the c/l of
Mace Avenue (367 Stillwater Road)
Caesar V. Santoro, et al - Petitioners
Case No. 85-84-A

TIME: 9:30 A.M.

DATE: Tuesday, September 25, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 131995
DATE: 7/16/84 ACCOUNT: 601-65-010
AMOUNT: \$35.00
RECEIVED FROM: *James Santoro*
FOR: *Pay for item #17*
0 05300000350010 11726
VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

September 28, 1984

Mr. and Mrs. Caesar V. Santoro
367 Stillwater Road
Baltimore, Maryland 21221

RE: Petition for Variance
S/S of Stillwater Rd., 216' W of the
center line of Mace Ave. (367 Stillwater Rd.) - 15th Election District
Caesar V. Santoro, et al - Petitioners
No. 85-84-A (Item No. 17)

Dear Mr. and Mrs. Santoro:

I have this date passed my Order in the above captioned matter in accordance with the attached.

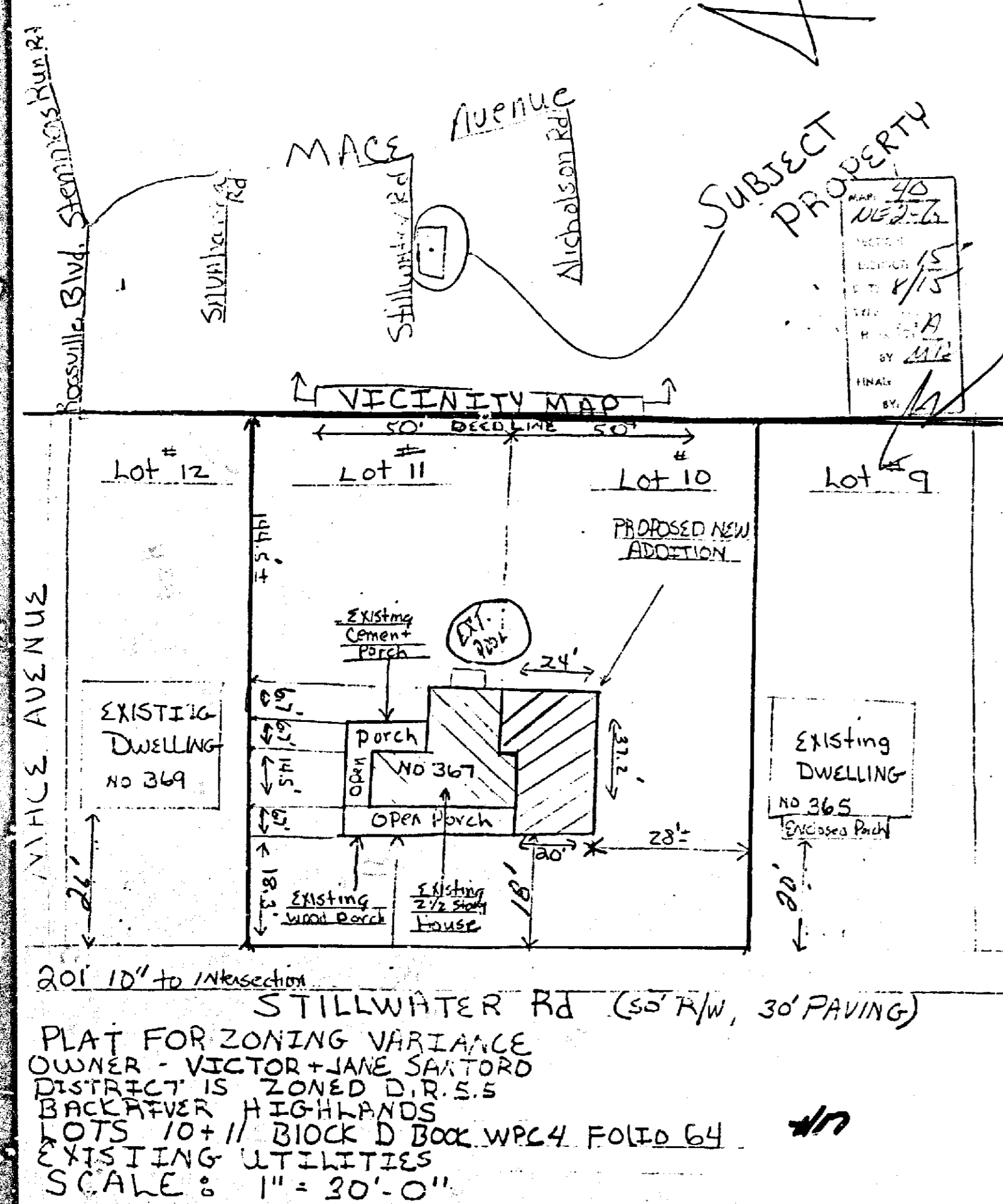
Very truly yours,

Jan M. Jung
JAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel



201 10' to intersection
STILLWATER RD (S/S R/W, 30' PAVING)
PLAT FOR ZONING VARIANCE
OWNER: VICTOR + JANE SANTORO
DISTRICT 15 ZONED R-5
BACKLIVER HIGHLANDS
LOTS 10+11 BLOCK D BOX WPC4 FOLIO 64
EXISTING UTILITIES
SCALE: 1" = 30'-0"

RE: PETITION FOR VARIANCE
S/S Stillwater Rd., 216'
W of the Centerline of
Mace Ave. (367 Stillwater
Rd.), 15th District
Caesar V. Santoro, et al,
Petitioners
Case No. 85-84-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 4th day of September, 1984, a copy of the foregoing Entry of Appearance was mailed to Caesar V. Santoro, Jane L. Santoro, Eugene L. Hall and Elinore J. Hall, 367 Stillwater Road, Baltimore, MD 21221, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 9/2/84
Posted for: *Var. for Caesar V. Santoro et al*
Petitioner: *Caesar V. Santoro et al*
Location of property: *S/S Stillwater Rd., 216' W of Mace Ave.*
Location of Sign: *front of property (at 367 Stillwater Rd.)*
Remarks: *Item 2, 17*
Posted by: *Jan M. Jung* Date of return: 9/12/84
Number of Signs: *1*

Petition for Variance
15th Election District
ZONING: Petition for Variance
LOCATION: South side Baltimore Rd., 108 ft. West of the centerline of Mace Avenue, (367 Stillwater Road).
DATE & TIME: Tuesday, September 25, 1984 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above-captioned Petition for Variance to permit a front yard setback of 18 ft. instead of the required average of 23 ft.
Being the property of Caesar V. Santoro, et al, as shown on plat plan filed with the Zoning Department.
If in the event that the Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing on above or made at the hearing.
By Order of the Zoning Commissioner of Baltimore County

The Times

Middle River, Md., Sept 6, 1984

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of *one* successive weeks before the *6th* day of *Sept*, 1984
Sh. D. Wilk Publisher.

APR 3 1985

PETITION FOR VARIANCE
15th Election District
ZONING: Petition for Variance
LOCATION: South side Stillwater Rd., 216 ft. West of the centerline of Mace Avenue (367 Stillwater Road)
DATE & TIME: Tuesday, September 25, 1984 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing:
Petition for Variance to permit a front yard setback of 18 ft. instead of the required average of 23 ft.
Being the property of Caesar V. Santoro, et al, as shown on plat plan filed with the Zoning Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Sept. 6

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept. 6, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on

Sept. 6, 1984

THE JEFFERSONIAN,

JB Venturi
Publisher

Cost of Advertising 20.00



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

September 12, 1984

Ms. Jane L. Santoro
367 Stillwater Road
Baltimore, Maryland 21221

Re: Petition for Variance
S/S Stillwater Rd., 216' W of the c/l
of Mace Avenue (367 Stillwater Road)
Ceasar V. Santoro, et al - Petitioners
Case No. 85-84-A

Dear Ms. Santoro:

This is to advise you that \$42.64 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ:aj

Zoning Description

Beginning on the south side of the street known as Stillwater Rd. 50ft. wide at the distance of 216 ft. west of the centerline of Mace Ave, Being lots 10 and 11, Block D, in the Backriver Highlands. Book W P C 4 Folio 64. Also known as 367 Stillwater Rd. in the election district known as district 15.

PETITION FOR VARIANCE

15th Election District

ZONING: Petition for Variance
LOCATION: South side Stillwater Rd., 216 ft. West of the centerline of Mace Avenue (367 Stillwater Road)
DATE & TIME: Tuesday, September 25, 1984 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a front yard setback of 18 ft. instead of the required average of 23 ft.

Being the property of Ceasar V. Santoro, et al, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY